

**SANDY CITY COUNCIL  
PLANNING MEETING  
MINUTES  
SEPTEMBER 9, 2014**

**Present:**

**Council:** Chairman Steve Fairbanks (arrived at approximately 6:25 p.m.), Linda Martinez Saville, Scott Cowdell, Chris McCandless, Kris Nicholl, Stephen Smith, and Dennis Tenney

**Mayor:** Tom Dolan

**Administration:** CAO Byron Jorgenson; Assistant CAO Scott Bond; Assistant CAO Korban Lee; Deputy to the Mayor John Hiskey; City Attorney Walter Miller; Parks & Recreation Director Scott Earl; Public Works Director Rick Smith; Police Chief Kevin Thacker; Fire Chief Bruce Cline; Assistant Fire Marshal Robert DeKorver; Planning Director James Sorensen; Zoning Administrator Brian McCuistion; Economic Development Director Nick Duerksen; Emergency Management Coordinator Jared Smith; Business License Coordinator Lesley Casaril; City Council Office Director Phil Glenn; Michael Applegarth; Council Office Executive Secretary Verene Froisland

**a. Administrative Report**

- **James Sorensen** introduced two new planners to the City Council; Wade Sanner and Andrew King. The Council members welcomed the new planners and noted that they look forward to working with them.
- **Scott Bond** gave the Council members a brief overview of the newly renovated Council Chambers
- **Scott Earl** updated the City Council members on several Parks and Recreation events. These events included: Run Elevated Half Marathon that was held on August 23<sup>rd</sup>, "I CAN TRI" Triathlon that was held on September 6<sup>th</sup>, Healthy Sandy Walks, Fall soccer, and Utah's 13<sup>th</sup> Annual Healing Field. Mr. Earl continued by reporting that the Gateway Project on the south end of 1300 East has been completed and looks very nice. Mr. Earl then reported that one of the Alta Canyon vans was stolen from the parking lot on August 23<sup>rd</sup>. The Police Department recovered it on August 29<sup>th</sup>. All van occupants, personal information was intact and all keys were accounted for. Initially letters were sent out to parents letting them know that the information may have been compromised. Once the van was found, another letter was sent out indicating the City felt the information had been secured. Mr. Earl also reported that there have been several copper wire thefts in some of the parks. It cost about \$1,000 to replace the wiring and took about 30-40 hours of work. Some measures have been taken to deter future thefts.

**b. Review of Existing Alcohol Ordinances – Lesley Casaril**

**Lesley Casaril** addressed the Council members regarding the matrix that she prepared for them. The matrix includes State license classifications, a general description of what each license is, the equivalent of what the City's business license should be and then what zones those types of businesses are permitted to be located in. She said that anyone that wants

to sell liquor in the City must meet both City and State liquor requirements. She then pointed out that the State's regulations are quite different from those at the City. The City has 8 designations for types of alcohol licenses and the State has approximately 3 times more than the City.

**Phil Glenn** stated that it is his understanding that Chairman Steve Fairbanks had requested this discussion to ensure that the Council members understood how complicated the liquor license issues are in relation to the City developing the Central Business District Corridor. Mr. Glenn also noted that this area of the City may need to be more diverse to accommodate tourists wanting to have more liberty in their drinking opportunities and privileges than the City has had historically.

**Chris McCandless** stated that if we want the vision of the downtown city then we will need to make some concessions to breweries and distilleries.

**Lesley Casaril** noted that several brew pubs have looked in Sandy City for a location, but were not able to because the City has zoning that does not accommodate them.

**Dennis Tenney** stated that from a general standpoint he doesn't have a problem being more open minded in this area as long as we do our best to balance the needs of the community. He also said if there are going to be changes made to our liquor license regulations, it needs to be thought out very carefully.

**Mayor Tom Dolan** commented by saying that he feels that most underage drinking and DUI's stem from the convenience and grocery stores, not the restaurants. He then stated that he would like the City to be flexible enough that when new restaurants start to come to the City we can be more adaptive to their needs.

**Stephen Smith** stated that he likes the information that has been presented; however, he thinks it would be helpful to discuss this topic further as it relates to the zoning within the City and where these types of restaurants might potentially want to locate. The discussion should include potential configurations that these restaurants might have so that the discussion can be more detailed.

**Lesley Casaril** stated that she will prepare a more detailed comparison sheet showing the differences between a restaurant and a brew pub for future discussions.

**Dennis Tenney** agreed with Stephen Smith's comments and feels that the Council members need to go through an education process in regard to these new establishments.

**Phil Glenn** asked the Council members if it would be helpful to have a map of the City designating where varying kinds of alcohol uses are presently located. The Council members responded in the affirmative.

**Lesley Casaril** agreed to provide a map for future discussions.

**Chris McCandless** stated that he really likes the direction this discussion is going. He feels that there should be some flexibility with distilleries, breweries, or places that manufacture wine. Mr. McCandless then asked staff to consider some of the ideas that have been presented then bring the discussion back to the City Council in a few weeks.

**c. Multiple Family Housing, issues & impacts – Nick Duerksen, James Sorensen, Korban Lee**

**Korban Lee** stated that he, Nick Duerksen, and James Sorensen are about to start a multi-family housing study. The study will be broken down into three large areas: market factors, city government impacts, and land use factors.

**Nick Duerksen** spoke briefly about the market factors. He reminded the City Council members that RCL Co (Robert, Charles, Lesser & Company) prepared a market analysis for the City about 18 months ago. There was a contractual agreement at that time that they would return and do an update to that market analysis. The update will include an in-depth look at multi-family housing as it relates to the entire area. They will be addressing: a forecast of supply and demand, our current market position, and future relevant demographics. The analysis will also address different price points, if there are housing areas that we are under serving, areas where we are doing just fine, and if there are areas that we are over serving. They will then provide some recommendations to the Council and Mayor.

**Korban Lee** spoke briefly about the impacts on City Government. He said that some of the things that he is going to research are cost and service issues pertaining to multi-family units. He will also be looking into the revenues that are created from different types of multi-family housing and how those revenues compare with the cost of service delivery and related impacts.

**James Sorenson** spoke briefly about Land Use Factors. He said that Community Development will be looking at two main concepts. The first is to work on developing a comprehensive list of what defines high end multi-family housing within Sandy City. The second is land use factor analysis and where different types of housing uses, structures, and buildings would be compatible in the City.

**Scott Cowdell** expressed concern about the number of rental units in the City and asked if there is a formula for having higher end multi-family properties and affordable housing within the same development. He feels that doing this may also influence higher quality developments.

**Dennis Tenney** noted that he thought it would be helpful if we asked the citizens' perspective of what multi-family means to them. He then said that the citizens need to know that that we are always going to look out for them and that we will be selective and careful about where we authorize multi-family properties.

**Kris Nicholl** asked staff if they could measure the impact these types of units have on nearby single family housing tracts.

**Chris McCandless** emphasized that the study should use local/state market information not national, due to the fact that Sandy City is unique. He then said that right now most of the younger generation wants more homes but it is not affordable right now. If the City

builds a lot of apartments, what will happen when the younger generation gets out of debt and then want to buy houses? He also said that the study should consider age sensitive housing from a rental perspective. Mr. McCandless then recommended that there be a subcommittee, involving multi-family developers, to review the findings of the study.

**Nick Duerksen** clarified comments and suggestions from the Council members. It was his understanding that the Council members would like the study to determine objective data for our local population and look at socio economic characteristics including: income levels, household, age, size, and propensity to housing turn over.

**Chris McCandless** added that the study should also review student populations and who is going to buy a house after school debt is gone; and should consider the needs of aging residents.

**Kris Nicholl** asked staff to factor in, if possible, how very favorable financing terms are driving multi-family housing starts right now.

**Steve Fairbanks** arrived to the meeting.

**Phil Glenn** asked if all Council members were in agreement with the study elements that had been shown in the PowerPoint presentation and discussed thus far. All Council members responded in the affirmative.

**Walter Miller** addressed four concerns that he felt should be included in the study. First, rentals have been big code enforcement and policing problems. Are there specific types of rentals that cause those types of problems? If so, can we clearly get a distinction between that so we can encourage certain types of rentals and discourage others? Second, are there types of housing that have a tendency to dilapidate more quickly than others between owner occupied and non-owner occupied? He then said before we embrace all types of rentals, are there patterns of some sort that can be found. Third, what is the impact of rental housing on the cohesiveness of a neighborhood? Fourth, there appears to be two schools of thought in City Administration on apartment parking. One holds that we should under-park the housing so that people will use mass-transit. The other is that if we do under-park apartments, people won't necessarily use mass-transit more but will, instead, be forced by the parking shortage to park where not intended (e.g., on streets or neighboring properties) thus creating parking difficulties for others. It would be helpful if the study could help resolve this issue.

**Phil Glenn** asked if all Council members were in agreement with including Walter Miller's suggested study elements. All Council members responded in the affirmative.

**d. Emergency Management Exercise – Jared Smith**

**Jared Smith** discussed briefly the role of the City Council when there is a disaster. He said the biggest concern after a disaster is recovery and the role of the City Council will be to oversee those recovery efforts. Mr. Smith then stated that there are things that can be done

before a disaster hits so that we as a City can be more prepared. Some things to consider are the general population, schools, and businesses. Using schools for shelter should be short-term because FEMA has noticed that the faster the schools get up and running, the faster the recovery will be. When it comes to businesses, statistics show that within two years of a disaster more than 50% of businesses will close. The City's goal should be to sustain the businesses and help them be strong. We need to look at how we can help mitigate disasters in the future.

**Dennis Tenney** stated that one of the greatest roles that the City could play is resource coordination. The City should also be willing to look into non-traditional ways to help with the recovery efforts.

**Steve Fairbanks** stated that it is truly difficult to know how to handle recovery efforts because we don't understand all the ramifications that come with major disasters.

**Jared Smith** agreed with Mr. Fairbanks. He then stated that the hope is that we, as a City, are able to communicate and coordinate well enough with each other before a disaster so when it does happen we will be able to prioritize and work on rebuilding. It is important to make sure that our recovery plan gives us some guidelines and allows for flexibility because this type of recovery is a long-term multi-year challenge.

**e. Private Roads and Gates Access-System [Ref to Authority to regulate] – Bruce Cline, Robert DeKorver**

**Robert DeKorver** addressed the City Council and stated that National Fire codes require that the Fire Department ensure gates get installed correctly and that Fire Departments regulate gate issues. For next years budget we will look into assessing a fee to have the gates inspected.

**At approximately 6:57 p.m., Dennis Tenney made the motion to adjourn the Council Planning Meeting and reconvene into City Council Meeting; motion seconded by Chris McCandless.**

**The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.**

---

**Steve Fairbanks**  
City Council Chairman

---

**Verene Froisland**  
City Council Office Executive Secretary